

WETHERSFIELD PLANNING AND ZONING COMMISSION
PUBLIC HEARING
July 19, 2005

The Wethersfield Planning and Zoning Commission held a public hearing on Tuesday, July 19, 2005 at 7:00 p.m. in the Wethersfield Police Department Meeting Room, 250 Silas Deane Highway, Wethersfield, Connecticut.

Members present:

Joseph Hammer, Chairman
Theresa Forsdick, Vice-Chairman
Philip Knecht, Clerk
Thomas Harley
Robert Jurasin
John Hallisey
Margaret Wagner
Fred Petrelli
Dorcas McHugh
David Edwards

Members absent:

Peter Leombruni
Daniel Camilliere

Also present:

Peter Gillespie, Economic Development Manager/Town Planner

Chairman Hammer opened the meeting and explained that the matter concerning Dunkin' Donuts had been continued. He announced for the benefit of the public that those who were present for that public hearing may want to come back to the August 16 hearing instead. One member of the public asked where to get more information on the matter and Chairman Hammer advised him to call Mr. Gillespie in the town planning department.

Chairman Hammer then called to order the **Annual Organization Meeting**.

1. Election of Officers

a. Nomination and election of Chairman

Commissioner Forsdick made a motion to nominate Joseph Hammer as Chairman. Commissioner Jurasin seconded the motion. All members present voted in favor of the motion. 9-0 (Aye: Hammer, Forsdick, Knecht, McHugh, Harley, Jurasin, Wagner, Petrelli, Hallisey) Commissioner Hammer accepted the nomination.

b. Nomination and election of Vice Chairman

Commissioner Hammer made a motion to nominate Theresa Forsdick as Vice-Chairman. Commissioner Knecht seconded the motion. All members present voted in favor of the motion. 9-0 (Aye: Hammer, Forsdick, Knecht, McHugh, Harley, Jurasin, Wagner, Petrelli, Hallisey) Commissioner Forsdick accepted the nomination.

c. Nomination and election of Clerk

Commissioner Forsdick made a motion to nominate Philip Knecht as Clerk.

Commissioner Hammer seconded the motion. All members present voted in favor of the motion. 9-0 (Aye:

Hammer, Forsdick, Knecht, McHugh, Harley, Jurasin, Wagner, Petrelli, Hallisey) Commissioner Knecht accepted the nomination.

2. Authorization of Signatures

a. Authorization of Peter D. Gillespie to sign notices of the Commission

Commissioner Forsdick made a motion to authorize Mr. Gillespie.

Commissioner Jurasin seconded the motion. All members present voted in favor of the motion. 9-0 (Aye: Hammer, Forsdick, Knecht, McHugh, Harley, Jurasin, Wagner, Petrelli, Hallisey)

b. Authorization of Michael J. Turner to sign notices of the Commission'

Commissioner Forsdick made a motion to authorize Mr. Turner.

Commissioner Wagner seconded the motion. All members present voted in favor of the motion. 9-0 (Aye: Hammer, Forsdick, Knecht, McHugh, Harley, Jurasin, Wagner, Petrelli, Hallisey)

3. Ex Officio Members

a. Bonnie Therrien, Town Manager as Ex Officio Member

Commissioner Forsdick made a motion to approve Ms. Therrien as Ex Officio member.

Commissioner Wagner seconded the motion. All members present voted in favor of the motion. 9-0 (Aye: Hammer, Forsdick, Knecht, McHugh, Harley, Jurasin, Wagner, Petrelli, Hallisey)

4. Appointment to Capitol Region Council of Governments

a. Nomination and election of representative and alternate to the Regional Planning Commission of CROG

Commissioner Knecht nominated Robert Jurasin as representative. Commissioner Forsdick seconded the motion. All members present voted in favor of the motion. 9-0 (Aye: Hammer, Forsdick, Knecht, McHugh, Harley, Jurasin, Wagner, Petrelli, Hallisey)

Commissioner Jurasin accepted the nomination.

Commissioner Hammer made a motion to nominate Margaret Wagner as alternate. Commissioner Forsdick seconded the motion. All members present voted in favor of the motion. 9-0 (Aye: Hammer, Forsdick, Knecht, McHugh, Harley, Jurasin, Wagner, Petrelli, Hallisey) Commissioner Wagner accepted the nomination.

5. Appointment to Economic Development and Improvement Commission

a. Nomination and election of liaison to the Economic Development and Improvement Commission

Commissioner Knecht volunteered to continue as liaison. Commissioner Forsdick made a motion to nominate Philip Knecht as liaison. Commissioner Hallisey seconded the motion. All members present voted in favor of the motion. 9-0 (Aye: Hammer, Forsdick, Knecht, McHugh, Harley, Jurasin, Wagner, Petrelli, Hallisey)

6. Review of Commission Rules and Procedures

a. Commission Rules and Procedures to be readopted

Mr. Gillespie recommended that the commission table this matter because of questions that have been raised regarding some procedures. He plans to look at these and distribute some recommended changes. Commissioner Hammer noted that the commission will need to acknowledge that they will continue under the present rules and procedures until new ones are adopted. Commissioner Jurasin made a motion to continue under the current rules and procedures. Commissioner Forsdick seconded the motion. All

members present voted in favor of the motion. 9-0 (Aye: Hammer, Forsdick, Knecht, McHugh, Harley, Jurasin, Wagner, Petrelli, Hallisey)

Commissioner McHugh recommended that p.2 Sect 5 be revised to reflect that a resignation must be submitted to the Town Clerk. Also, she recommended that the regulations be made more gender neutral.

Chairman Hammer then called the public hearing to order and explained the format.

APPLICATION NO. 1466-05-Z. Mr. Manuel Pine seeking a Special Permit to allow the demolition of the present building and construction of a new building for retail use, located on the east side of the road in a General Business District Zone at 416 Silas Deane Highway.

This matter was continued to the next meeting on August 16, 2005.

APPLICATION NO. 1470-05-Z. Bellsite Development LLC seeking a Change of Zone from Office District Zone to Special Residential Development Zone at the southwest corner of Folly Brook Boulevard and Spruce Street. .

William Bellock presented the application and introduced his engineer, Robert Arsenault and architect, Dan Wright. Mr. Bellock presented two handouts:

- Map of land use for Town of Wethersfield
- Development Matrix as requested by the Commission.

Mr. Bellock then made his presentation on the zone change request. He began with a description of the 11 1/2 acre site, explaining that 2 1/2 acres would be used for the development. He then explained the development matrix and the logic behind it stating that he used the following three site limitations:

1. Site development to be limited to the area east of Folly Brook.
2. Curb cut to align with Greenfield Street.
3. No building construction over the site drainage structures connecting from Folly Brook Boulevard to Folly Brook.

His conclusion is that a larger physical structure may be constructed with his proposal, but it will result in less traffic.

The second handout shows the site as general commercial. This zoning is usually reserved for the Silas Deane Highway and Berlin Turnpike, therefore the subject site is an anomaly according to Mr. Bellock. The Special Residential Development district is a floating zone and close to a residential area in this case. He stated that the zone change is consistent with the Town's plan for conservation and development by both adding senior housing and adding to the open space requirement.

Mr. Arsenault then explained the request for relief from the front yard setback of 50 feet to 25 feet. He said that the distance from the edge of pavement to the property line is extensive in this area and the actual setback of the homes will be 60-85 feet from the pavement. He has spoken with the MDC who said that there is adequate sewer capacity in this area. He also said that originally the proposal called for a balance of cuts and fills across the site. However after insistence from the Inland Wetlands Commission that there be no disturbance to the area, it was discovered that the effect of fill in the flood zone would be a negligible increase. Mr. Turner does support the calculations made and agrees that this negligible increase is not worth the disturbance of the previously suggested method.

Mr. Wright then distributed the architectural drawings to the commissioners. He explained specifics about the design including that the colors would be gray with white trim. The units would be two bedroom and two bath one floor living. Mr. Bellock said that they may be offered between \$250,000-\$280,000. Commissioner Knecht asked about the dormers on the drawings. He asked if everyone would be able to add dormers to their own dwellings after these were built. Mr. Bellock did not anticipate that would be the case. He added that the Design Review Commission wanted to see a balance of dormers over four of the units, so that each unit would have either a front or rear-facing dormer. Commissioner Knecht asked about the drainage problems in the area. He had thought that there was a problem with

sewage backing up into basements, and was it taken care of. Mr. Arsenault said that the MDC told him that the area didn't have a surcharge problem. There is a 27" deep sewer and no basements so it is next to impossible to have the sewage creep up to the first floor into these units. They chose not to put basements in these units because of floodplain issues and because they did not want sewage backup in the units.

Commissioner Wagner asked about a sidewalk along the frontage of the units. Mr. Bellock said that there would be a sidewalk along the driveway entry. Commissioner Wagner asked about a driveway along the Folly Brook Boulevard frontage. Mr. Bellock said that there is one into Greenfield Street, but no other.

Commissioner Jurasin said that he thought that the application was delayed until they got Inland Wetlands approval to make sure that the modifications proposed would not affect the site plan. Commissioner Hammer said that it was his understanding that no vote would be taken tonight and in fact they want to keep the hearing open pending new information from Inland Wetlands. Mr. Bellock agreed and said that they need to wait for tomorrow night's decision, they understand that they were not going to get a decision from the PZC tonight, they just wanted to start the process. Commissioner Jurasin stated that his understanding was there was no action on the zone change or the site plan. He also asked where the staff reports from Mr. Gillespie, Mr. Turner and the Design Review Committee were. Mr. Gillespie responded that the staff did a preliminary review and those comments were factored into the latest site plan. They were waiting for the final plans to do a final review and he will have a memo prepared for the next meeting. Commissioner Jurasin added that he expected comments from the fire and police departments as well as sheets with lighting details, the width of the driveway, pavement markings and dimensions for parking spaces. Mr. Bellock said that the driveway would be 24 feet wide and the site lighting was part of the Design Review package. Mr. Arsenault said that the spaces would conform to the town standard of 9' x 18' and therefore the dimensions were not shown. Mr. Bellock added that they gave the Design Review Committee three choices for the lighting. Commissioner Jurasin said that the Planning and Zoning Commission would like to see the height, size, number and location of lights as well as the design. Commissioner Edwards asked where the HVAC units would be located. Mr. Bellock said that they would be off to the Folly Brook side.

Commissioner Wagner asked if the drainage pattern would be different from the east side. Would it go into Folly Brook or Folly Brook Boulevard. Mr. Arsenault said that there would be no change. The area that currently drains into Folly Brook Boulevard would continue to and everything else would drain to the rear. Commissioner Wagner said that she is concerned that there is no memo from Mr. Turner, concerned about the larger impervious area on the site and concerned that there is no drainage plan showing catch basins. Mr. Arsenault said that they are not planning to provide a stormwater detention system here as it wouldn't make much sense. This site is in an area such that they want to get rid of the stormwater quickly, not detain it otherwise it will coincide with the peak flows for the watershed.

Commissioner Forsdick made a motion to continue the public hearing to the August 16, 2005 meeting. Commissioner Knecht seconded the motion. All members present voted in favor of the motion. 9-0 (Aye: Hammer, Forsdick, Knecht, Harley, McHugh, Wagner, Jurasin, Hallisey, Petrelli)

APPLICATION NO. 1472-05-Z. Richard Patrissi seeking a Special Permit to conduct a business in a residential zone located at 454 Maple Street.

Mr. Patrissi presented his proposal to renew his application for his home occupation. He restores antique furniture and works full time from his home. He had previously been granted a permit by the Zoning Board of Appeals, but due to the change in regulations, he is now before the commission. He accepts the number of stipulations put on his application but asked for a longer time period because it is nerve-wracking coming before the town each year. Chairman Hammer asked if it was a single family home. Mr. Patrissi said that it was. He has no employees there is not much if any customer traffic because he makes all of the pickups and deliveries himself. Chairman Hammer asked if there had been any complaints from the neighbors. Mr. Gillespie said that there had been none. He added that the applicant had submitted a memo dated June 27, 2005 describing how his business is compliant with the regulations. Commissioner Jurasin asked about the hours of operation. Mr. Patrissi said that he operates from 8 am to 6 pm. He doesn't operate longer than that because if he has put in a full day, why would he want to extend that.

Commissioner Jurasin asked why the permit had been granted for only one year. Mr. Gillespie said that the ZBA has a

practice of setting a time limit on their permits. He did not see a need to set an expiration date on a permit if the commission decided to grant one. Chairman Hammer asked for confirmation that if a time limit was not stipulated on a permit, that it would only be granted to this gentleman for his business and that if someone else bought the property, they would have to come before the commission again. Mr. Gillespie said that was correct.

Chairman Hammer then opened the hearing to the public.

Pat Sicola, who said that he lived nearby, has been in the neighborhood for thirty years. He said that it is a nice area that has never had business. He does not want to see a disruption of traffic and is worried that property values will be affected by this business. The assessors have increased the property values by 30% in this area and he is wondering if this will hold up if this business is permitted.

Chairman Hammer asked if the business would be contained to the garage. Mr. Patrissi said that he doesn't want to advertise or even want anyone to know that he is operating a business out of his garage. Commissioner Hallisey asked if he had any signage. Mr. Patrissi said that he did not want one and it was a stipulation of his permit not to have one. Commissioner Knecht did not see the difference if this was done as a business or a hobby. Commissioner Forsdick said that he has already been doing this for at least a year and Mr. Sicola did not notice anything. She added that if a problem starts with this business, then he should call the zoning office at the town hall because the applicant can't show that there is a business there.

Connie Patrissi, 454 Maple Street, spoke in favor of the application. She is the applicant's wife and stated that the garage is also used as a garage, the business does not operate 24 hours a day. Commissioner Jurasin asked about the setback of the garage from the street. Mr. Patrissi said that it was 80 feet from the street. Commissioner McHugh commented that she drove by the property and couldn't find it because she was looking for a business. She said that the garage is setback far from the street and the house shows no differently than any other house in the neighborhood.

Chairman Hammer asked if there was anything further, seeing none, he closed the hearing.

APPLICATION NO. 1473-05-Z. Joseph Naples seeking a Special Permit to allow for outdoor seating for the Quiznos Sub restaurant located at 1086 Silas Deane Highway.

Mr. Naples presented his application for a special permit. He is requesting two tables 1and four stools for the front of his store. He submitted a drawing and passed around pictures of the proposed tables and stools. He said that this would help with the lunch crowd, particularly the smokers. Commissioner Forsdick said that she drove by the property and was concerned with the lack of a trash receptacle. She said that there was also a letter submitted by the retail neighbors not opposing the proposal, but asking for someone to take care of the trash.

Mr. Naples said that he would add a trash receptacle and added that it is the manager's responsibility to have the entire place policed for trash every 15-20 minutes. There should be workers picking up trash and cleaning the site. Commissioner Wagner asked if there would be enough room for pedestrians if the tables and stools were located there. Mr. Naples said that he has 52 inches from curb to table, so there would be enough room.

Mr. Gillespie added for the record that the additional seating would not trigger any parking problems. Quizno's had provided 23 extra spaces as part of their initial permit, so they have more than adequate parking.

Chairman Hammer asked for additional questions or comments from the public, seeing none, he closed the public hearing.

APPLICATION NO. 1475-05-Z. John Guglietta seeking a Special Permit to operate a cabinetry shop located at 832 Silas Deane Highway.

Mr. Guglietta presented his application for a cabinet shop. He said that he would just be doing manufacturing in the space, he would have no employees and no need for additional parking. The only person other than himself visiting the site may be an occasional delivery truck.

Commissioner Forsdick began by saying that the property was a mess. She realizes that he is just renting the property, but there is a lot of trash in that area. Mr. Guglietta said that he would like to clean up the area and knows that another tenant is putting in nice bushes. He will clean up the trash so that he doesn't have to look at it. He has been in business for ten years in town, he does not need a showroom and he won't have anyone else coming to the site.

Mr. Guglietta asked about the required handicapped bathroom. The building official had indicated that he might need one, but he wondered if he had to do that if there were no customers. Mr. Gillespie said that he would have to address that through the building department as that is a building code issue, not a zoning issue.

Commissioner Jurasin asked why this required a special permit. Mr. Gillespie said that the use in this zone required a special permit. Commissioner Jurasin asked for identification of the proposed use. Mr. Gillespie said that it was more than 1000 sf of shop space.

Commissioner Edwards asked if he would be upgrading the ventilation system. Mr. Guglietta said that he did not plan to because he doesn't do any finish work himself. He subs out all finishes because he doesn't want to inhale any chemicals.

Chairman Hammer asked if there were any questions from members of the public, seeing none, he closed the public hearing.

APPLICATION NO. 1476-05-Z. Paolo Gulino seeking a Special Permit to park a commercial vehicle in a residential zone located at 25 Farmingdale Road.

Mr. Gulino presented his application. He is the owner and occupant of the property and would like to park his truck at his residence. His truck is a Ford F350 pickup with a dump truck attachment. There is only 700 lbs difference between his truck and one that is not considered commercial in size. He is a self employed mason contractor and is asking for some leeway until he is able to afford a vehicle that he can drive back and forth to work. He is willing to park the vehicle on the side of his house if he has to. He said that the neighbor to the left and to the right and the two in front of his house have no problem with the proposal. He had bought the house as a dilapidated property and has since put \$70,000 into it. He is asking for leniency for one year.

Chairman Hammer asked if the neighbors had a position on the proposal. Mr. Gulino said that of the four neighbors that he had mentioned, one was present and the others were willing to sign a letter stating that they were in favor. He said that he wants to be a good neighbor and he is fine with parking the truck on the side if he has to.

Commissioner Hallisey asked about the height of the truck and if it would fit in the garage. Mr. Gulino said that he would have to do some structural work on the garage in order for it to be able to hold the truck. Commissioner Forsdick said that it is not just the neighbor's opinions; anyone would still be able to see the truck if it was on the side of the house and it doesn't conform to the ordinance, and could the truck be parked in the rear of the property. Mr. Gulino said that the backyard is sloped, so it would be impossible to get it out in the winter.

Commissioner Wagner said that it appeared that there was no writing on the vehicle even though it was a commercial truck and that it is parked backed in. Mr. Gulino said that the truck has been there for three years, but has only become an issue in the last few months. Mr. Gulino said that he would like to appease the neighbors. He has three young children that he plans to raise in this house. Commissioner Wagner said that she saw the site and there is no way that the truck would be able to park in the rear of the lot because of the slope, and if it is in the side yard, it impacts the neighbor on the Wells Road side. She also said that the truck is better in the driveway than the sideyard because it won't leave ruts in the grass. Mr. Gulino said that he backs the truck in at night so that the backup alarm doesn't disturb the neighbors at 5 a.m. when he leaves for work. Also, the truck is not diesel so there is no other noise disturbance.

Commissioner Knecht asked if this was similar to the case that they saw on Prospect Street. Mr. Gillespie said that this may be different, but is not the only time the commission has seen a proposal like this.

Chairman Hammer then opened the hearing to the public.

Thomas LeClair, 37 Farmingdale Road, introduced himself as the applicant's next door neighbor. He said that he thinks that the problem may have arisen from a cement mixer that stayed for too long on when Mr. Gulino was doing work on his house. He said that he does not have a problem with the truck, it is a decent looking vehicle and he appreciates that it is backed in. When it is backed in, it looks like a pick-up truck. He supports the applicant.

Lee Gallagher, 65 Farmingdale Road, stated that she is in opposition to the special permit. She said that it would open a Pandora's Box in Wells Quarter Village, a precedent would be set that wouldn't be stopped. The applicant has a commercially zoned storage space on Airport Road where the vehicle could be parked. She said that he has had attachments to the truck that are offensive, like a snowplow, cement mixer, tiller, and root remover. She chose Wells Quarter Village because it is a lovely area and she would like it to stay that way. She lives five houses down on the left hand side but the applicant's property is visible because of the way the road curves. She is concerned about other people coming in asking for permits for their trucks. Commissioner Forsdick said that if there are other trucks, the way to handle it is to lodge a complaint with the town. She added that citizens do not need to worry that their neighborhoods will change. Ms. Gallagher said that she is retired so she has time to look out and watch the neighborhood, and became angry when she saw this commercial truck in her residential area. She added that her daughter's husband's family is masons, but they park all of their vehicles in the garage. Commissioner Knecht asked why this has been there for three years without anyone noticing. Ms. Gallagher said that she has never said a word even though it bothered her. She discussed it with her children, two of which live in the neighborhood. One was in favor of her speaking against the special permit application and the other was not.

Dick Fippinger, 28 Wells Farm Drive, stated that is in opposition to the special permit. He began with a description of Wells Quarter Village's history. The founder was Joseph DePaolo and he built it as the first planned community. It is a special place to live, there is a green in front of the property in question and a flagpole and flowers that have been replaced by the neighbors. There is also a stone with a plaque attributed to the founder. Finally, a neighborhood association is present that is responsible for social events like the annual Christmas party. He is opposed because there has been a recent proliferation of commercial vehicles in the Village. There are even commercial trucks that park in the street and pull in the driveway at night. There are a great number of laborers in the neighborhood and the applicant has done a fantastic job with his property. However, he is concerned about the precedent that a special permit will set. The applicant's driveway is like a stage because it is on the curve, and the abutting neighbor is new to the neighborhood. Mr. Fippinger added that the applicant's letter brought heightened awareness to the problem of commercial vehicles in the neighborhood, and he is concerned that if this special permit is granted, a parade will follow after this one. He added that none of the neighbors want to rat each other out.

David Ambrose, 119 Farmingdale, first welcomed the applicant to the neighborhood. He said that he has lived in Wells Quarter Village for most of his life, first at 52 Farmingdale, then Eastern Drive, and now in his current home that he built at 119 Farmingdale. He is in the contracting business, but has never brought home a commercial vehicle. He appreciates the need for helping the applicant through a crisis, but would not like to see a commercial vehicle parked in the neighborhood.

Rose Santiago, 531 Wells Road, said that she can see the subject property from her backyard and has met the applicant once while rescuing his dog. She thinks that he is a nice man, but is opposed to him having a commercial vehicle in his driveway. Not only would she see it every day, but she has been startled by the noise. She has also seen garbage cans knocked over on the side of his house, so she is not sure that it is practical to put the car on the side of the house. She loves the neighborhood.

Rita-Ann Owen, 42 Wells Farm Drive, said that she is glad that someone moved in who cares about the property but she is opposed to him having the commercial truck on his property. She looks right into his driveway, and has seen a lot of stuff to the left of his garage. She has a long history of involvement in the neighborhood association, and has lived in the neighborhood for 29 years. The association protects the residential feel of the properties. The association was responsible for stopping the Hartford Courant from putting mail tubes on the street because it was unsightly. She knows that other people in the neighborhood have businesses and don't park in their yard.

Ed Connolly, corner of Wells and Wells Farm, said that he can see the red truck in the driveway from his property and that it doesn't belong in the neighborhood. He doesn't know what would stop him from coming back if it is granted for

a limited time.

Elizabeth Fippinger, 28 Wells Farm Drive, is in agreement with the opposition. She doesn't think that the applicant should be able to park his vehicle there. It is important to the neighborhood and the village. She said that laws are made for a reason.

Brett Owen, 42 Wells Farm Drive, spoke in opposition. He agrees that the truck should not be there.

Mr. Ambrose, who had previously spoken asked if the applicant knew that he could get a pick up that fit in the garage and had a dump body insert.

Mr. Gulino said that he agrees that the neighborhood is a wonderful place, however not one of these people has said hello to him or his family. He has taken 27 forty-yard dumpsters of junk out of his house since he has bought it. This includes carpet and wood. He needs to either keep the truck there or sell everything. He just needs a little time and some leeway. He is disappointed that none of the neighbors have bothered to say hello to him and that there are people who are present who were not on the mailing list.

Chairman Hammer asked the applicant if he has another spot to park the truck.

Mr. Gulino said that he can arrange that if given 6 months to one year. Chairman Hammer said that six months might work. Commissioner Forsdick asked the applicant if he would go out of business in six months. He said that he will not. Commissioner Forsdick then asked why the truck can't be parked at the applicant's business and have his wife drive him to work. She is concerned that he is not in compliance, and whether it is six months or one year it doesn't make a difference. Mr. Gulino asked if the commission reviews matters like this on a case by case basis. Commissioner Forsdick said no, it is not in compliance and he has not offered anything for screening, like a temporary fence. Commissioner Hallisey asked how often he parks in the circle. Mr. Gulino said that he has only parked in the circle during a snowstorm. He has had the truck has been there for three years and he never even realized that there was a problem. He added that he would try a temporary fence if that would appease the neighbors.

Chairman Hammer asked if anyone else would like to speak on the matter, seeing none he closed the public hearing.

APPLICATION NO. 1477-05-Z. Dreux Namnoun seeking a Special Permit to construct an accessory building larger than currently permitted in a residential zone located at 320 Prospect Street.

Mr. Namnoun presented his application for an accessory building. He owns the home at 320 Prospect and the lot is a subdivision of a 200 year old property. There had been a large carriage house on his property that was not structurally sound and was very close to his house, therefore he opted to tear it down. He would now like to build a 14' x 24' structure to house his recreational vehicles, motorcycles, commercial lawnmower and jet ski. This new structure would match his house and be set further back on the lot than the original carriage house. He would be purchasing a pre-made structure from Kloter Farms. Mr. Namnoun then passed around the plans and a color sample. He said that he has talked with the neighbors and they are excited about it because it will raise the property values. He also would like this structure to house his vehicles because Prospect is a busy street, does not want them to be visible.

Commissioner Petrelli asked if the Kloter Farms building is delivered to the site and placed on a foundation. Mr. Namnoun said that it would be. Mr. Petrelli then asked about the removal of the existing carriage house. Mr. Namnoun said that he gained one third of his yard back since it has been removed.

Commissioner Jurasin asked Mr. Gillespie if he had any comments. Mr. Gillespie said that the building would meet all of the setback requirements, it is just the size of the building that needs the exception from zoning because it is more than 200 s.f. He added that the proposed structure is smaller than the existing building that he chose not to repair. He said that he had not received any phone calls from neighbors either in favor or opposed. He has no problem with the application.

Commissioner Jurasin asked why the applicant needed a structure larger than the permitted 200 s.f. Mr. Namnoun said that he needs the space because his jet ski is on a 15' trailer, he has a commercial mower, and ATV and 4 motorcycles.

He has a two car garage but all of these vehicles currently take up too much space and he would like to start parking his car in the garage.

Chairman Hammer asked if there were any members of the public present to speak in favor or against the proposal. Seeing none, he closed the public hearing

**WETHERSFIELD PLANNING AND ZONING COMMISSION
PUBLIC MEETING
July 19, 2005**

The Wethersfield Planning and Zoning Commission held a public meeting immediately following the public hearing on Tuesday, July 19, 2005 at 7:00 p.m. in the Wethersfield Police Department Meeting Room, 250 Silas Deane Highway, Wethersfield, Connecticut.

Members present:

Joseph Hammer, Chairman
Theresa Forsdick, Vice-Chairman
Philip Knecht, Clerk
Thomas Harley
Robert Jurasin
John Hallisey
Margaret Wagner
Fred Petrelli
Dorcas McHugh
David Edwards

Members absent:

Peter Leombruni
Daniel Camilliere

Also present:

Peter Gillespie, Economic Development Manager/Town Planner

ROLL CALL & SEATING OF ALTERNATES

Commissioner Knecht read the roll call. Chairman Hammer announced that since nine regular members were present, they would all be voting on each application. No alternate members would be voting.

APPLICATION NO. 1466-05-Z. Manuel Pine seeking a Special Permit to allow the demolition of the present building and construction of a new building for retail use, located on the east side of the road in the General Business District Zone at 416 Silas Deane Highway.---CONTINUED TO AUGUST 16 MEETING

APPLICATION NO. 1470-05-Z. Bellsite Development LLC seeking a Change of Zone from Office District Zone to Special Residential Development Zone at the southwest corner of Folly Brook Boulevard and Spruce Street. CONTINUED TO AUGUST 16 MEETING

APPLICATION NO. 1471-05-Z. Bellsite Development LLC seeking Site Plan and Design Review approval under Article XXXI to allow for the development of twelve (12) age restricted units located at the Southwest corner of Folly Brook Boulevard and Spruce Street. CONTINUED TO AUGUST 16 MEETING

APPLICATION NO. 1472-05-Z. Richard Patrissi seeking a Special Permit to conduct a business in a residential zone located at 454 Maple Street.

Commissioner Jurasin made a motion to approve Application No. 1472-05-Z with all of the conditions from the Zoning Board of Appeals letter to Mr. Patrissi dated April 27, 2004 and all of the 14 conditions from the applicant's letter to Mr. O'Connor dated June 27, 2005. Commissioner Jurasin added the condition that the business must be located in the garage. These conditions are as follows:

- There are no employees stationed on the premises.
- The work area is to be enclosed.
- Supplies are to be delivered to the driveway.
- There shall be no signage.
- Deliveries must be made during the day.
- Hours of operation are to be between 8:00 AM to 6:00 PM.
- The business occupies less than 25% of the gross floor area of the dwelling.
- There are no customers arriving at the dwelling.
- There are no retail sales of merchandise.
- There are no special equipment other than may be typical to a residential household, other than a loom or photographic darkroom or similar craft or art equipment.
- There is no commercial vehicle.
- The home occupation is carried by only the inhabitants of the dwelling.
- The home occupation operates within the confines of the garage.
- The home occupation is secondary to the use of the dwelling for a residential purpose.
- The home occupation does not require off-street parking.
- The home occupation does not involve any storage or delivery of any quantities of goods or materials.
- The home occupation does not require storage of any materials or products on the premises outside of the dwelling unit.
- The home occupation does not change the residential character of the dwelling or the neighborhood.
- The home occupation does not create any health or safety hazards and does not degrade the residential property values in the neighborhood.

For the record, he noted that there would be no time limit set on this approval. Commissioner Hallisey seconded the motion. All members present voted in favor of the motion. 9-0 (Aye: Hammer, Forsdick, Knecht, McHugh, Harley, Jurasin, Wagner, Petrelli, Hallisey)

APPLICATION NO. 1473-05-Z. Joseph Naples seeking a Special Permit to allow for outdoor seating for the Quiznos Sub restaurant located at 1086 Silas Deane Highway.

Commissioner Forsdick made a motion to approve Application No. 1473-05-Z with the condition that a trash receptacle must be added to the outdoor area. Commissioner Knecht seconded the motion. All members present voted in favor of the motion. 9-0 (Aye: Hammer, Forsdick, Knecht, McHugh, Harley, Jurasin, Wagner, Petrelli, Hallisey)

APPLICATION NO. 1475-05-Z. John Guglietta seeking a Special Permit to operate a cabinetry shop located at 832 Silas Deane Highway.

Commissioner Jurasin made a motion to approve Application No. 1475-05-Z as submitted. Commissioner Forsdick seconded the motion. All members present voted in favor of the motion. 9-0 (Aye: Hammer, Forsdick, Knecht, McHugh, Harley, Jurasin, Wagner, Petrelli, Hallisey)

APPLICATION NO. 1476-05-Z. Paolo Gulino seeking a Special Permit to park a commercial vehicle in a residential zone located at 25 Farmingdale Road.

Commissioner Knecht made a motion to grant a six month extension. Commissioner Jurasin reminded the commission that there was no existing permit to extend in this case. Chairman Hammer asked if Commissioner Knecht intended to grant a special permit for six months. Chairman Knecht said that was his intention. Commissioner Petrelli seconded the motion with the stipulation that the special permit be granted only for six months and then the vehicle shall be removed from the driveway.

Commissioner Forsdick spoke against the motion. She feels that it is the wrong thing to do. She appreciates that the applicant has done work on his house, but other people who live in the neighborhood obey the law and do what has to be done. She said that this man will not go out of business and that we all have to live within the confines of the town rules.

Commissioner Jurasin agreed with both this motion and Commissioner Forsdick's comments. He is wondering if a motion to deny with the stipulation that the Commission request that the building official give the applicant six months to rectify the situation is feasible by law.

Mr. Gillespie said that an order by the building official has already been issued. In order to get approval, the applicant has come to the commission as his first order of relief. It is the practice of the commission to approve something with a time limit or encourage the applicant to comply with the regulations. The commission could provide guidance to the building official, but it is not binding. Commissioner Jurasin said that he would rather take a chance and deny the motion with six months to fix the situation than approve the application.

Commissioner Hallisey said that he is inclined to vote against the motion. The applicant is in a tough spot on the street. He is on the bend and the truck can be seen by the neighbors. He hopes that a denial won't cause the applicant a hardship.

Commissioner Petrelli recommended a temporary vinyl covering for the truck. Commissioner Hallisey expressed concern that it may call more attention to the vehicle. Chairman Hammer said that the consensus seems to be that the commission does not want the vehicle there on a permanent basis, but may allow it for six months, maybe the best way to do that is to deny the application and give instructions to the building official.

Chairman Hammer asked if there was a withdraw of either the motion or the second. Commissioner Knecht did not withdraw the motion because he feels that it is reasonable to allow the application with a six month time frame. Commissioner Petrelli withdrew his second of the motion. Commissioner Wagner then seconded the motion. Commissioner McHugh said that she agrees with Commissioner Forsdick and Jurasin and would like to see the application denied so that the commission is not swamped with similar applications. She would like to vote to deny the application but ask for leeway from the building official.

Commissioner Harley suggested that the permit with a time period is far more definitive and does not think that it would set a bad precedent. Commissioner Forsdick said that she commented on the motion not because she is afraid of a precedent, but rather because she feels it is the wrong thing to do. She would like to see the neighborhood protected.

Chairman Hammer asked Mr. Gillespie what his recommendation would be.

Mr. Gillespie responded that he is leery of the commission giving the building official direction. He always prefers motions in the affirmative with conditions rather than start meddling in the business of the building official.

Commissioner Hallisey said that this started in April, so two months have already gone by. He agrees with Commissioner Forsdick and would like to see the neighborhood protected. He is inclined to vote against the motion.

Chairman Hammer called for a vote on the motion to approve the application for a six month period. The commissioners voted as follows:

(Aye: Harley, Knecht, Hammer, Wagner)(Nay: Forsdick, McHugh, Hallisey, Jurasin)

(Abst: Petrelli) The vote was 4-4-1. Chairman Hammer asked Commissioner Petrelli why he wanted to abstain from the vote and reminded him that his vote is important since five votes are needed for an application to move forward. Commissioner Petrelli said that he tends to agree with the town planner to approve with a stipulation of six months but his is cognizant of the neighbors and is concerned about what comes down the road. He would like to change his vote to affirmative. Therefore the vote stands as follows:

(Aye: Harley, Knecht, Hammer, Wagner, Petrelli) (Nay: Forsdick, McHugh, Hallisey, Jurasin) 5-4

There was some discussion about whether or not the applicant would still back into the driveway and whether or not he had to park on the side of the house. The commissioners indicated that it was there understanding that the applicant would continue to back in, but would park on the side only at the request of the majority of neighbors.

APPLICATION NO. 1477-05-Z. Dreux Namnoun seeking a Special Permit to construct an accessory building larger than currently permitted in a residential zone located at 320 Prospect Street.

Commissioner Forsdick made a motion to approve Application No. 1477-05-Z. Commissioner Knecht seconded the motion.

Commissioner Jurasin commented that he would have felt more comfortable if the abutting neighbors had commented on the application. He tends to be in favor of this particular application only because it is replacing a much larger structure.

Commissioner Hallisey asked if the neighbors were given notice. Mr. Gillespie indicated that they were given notice. Commissioner Forsdick said that she walked the site with the applicant's brother. The proposed structure would be screened in the back and she saw the footprint of the old carriage house and it was on top of the house. The proposed structure would be unobtrusive.

All members present voted in favor of the motion to approve. 9-0 (Aye: Hammer, Forsdick, Knecht, McHugh, Harley, Jurasin, Wagner, Petrelli, Hallisey)

PRE APPLICATION REVIEW. John Tartaglia seeking to convert an existing building into dwelling units located at 295 Ridge Road, Church/Granberry Homes.

John Tartaglia presented the pre-application. He explained a little about the history of the property. It had been used to date as a home for retired priests and nuns. His company would like to leave the existing building intact, however they would add a second story above each sunroom, add an external elevator with a clock tower feel to it and a handicapped accessible ramp in the front of the building. He is also proposing to completely renovate the interior to create condominium units for an active adult community.

Mr. Tartaglia explained that they are now in the tail end of the market for these types of units. He understands that Mr. Ken Herbert from Compass Engineering had presented a proposal with 40 units during a previous pre-application review and the commission thought that it was too monolithic. Mr. Tartaglia then retained Ms. Jane O'Connor who is a consultant for active adult communities. She is an expert in New England. He asked the commission to understand that his proposal will have a lot to do with what the market does in the next few months. Rates are increasing which will affect his buyers, and he said that he is at the end of the real estate cycle now. He currently has a construction loan for the existing building. Until he gets approval from the commission to go ahead with his proposal, he is planning to rent them out as one bedroom apartments after he redoes the utilities.

He said that he was before the commission to explain his idea to develop this lot in phases. He said that in the next 90-120 days he is trying to see if there is even an interest in these types of units. If the response is good, then he would like to develop the rear of the lot with approximately 25 freestanding homes. If it is not good, then he will probably renovate the existing structures. He asked the commission to please consider allowing the renovation for the existing building at this time.

Commissioner Forsdick asked about the price range for the units in the existing building. Mr. Tartaglia said that the largest unit would be about 1000 s.f. and the base price would probably be \$185,000, with \$225,000 as the likely price for a highly finished unit. There would be storage space for each unit in the basement. He can't make it less expensive because of the extensive renovation work that is needed.

He repeated that the best case scenario would be 25-30 single family freestanding homes in the rear of the lot. His hardship is that he has borrowed money for the construction. He asked the commission for their blessing on the proposed renovation to the existing building so that the building department will start reviewing his plans. He

mentioned that he did the work on the industrial site on Arrow Road, and that he believes in the town of Wethersfield.

The commission was unclear what was being requested. Mr. Gillespie explained that the developer wants to renovate the building in the front and push off the development of the rear of the lot for now. Previously, when he had asked for a rezone, the commission had wanted to see a full build out of the lot. Mr. Gillespie said that the applicant doesn't know what the full build out would be due to market conditions. Therefore, he wants to know if he should apply for the zone change to SRD with future development in the rear subject to just a site plan approval later on. This would not give the commissioners or the neighbors a full public hearing like a special permit would. The other option is to consider this as a preexisting nonconforming use - elderly housing for priests and nuns. He would then come to the commission as a special permit for any expansion or change. Chairman Hammer asked which would be better. Mr. Gillespie explained that a zone change would not allow a lot of discretion over the site plan. There is also less legal authority than a special permit. The special permit would still allow for a public hearing on the front and maintain control over the rest of the property. This would allow the applicant to come before the commission at the August meeting, even though they would not know what would be developed in the rear.

Commissioner Jurasin said that he was confused, and was this allowed in an A-1 zone. Mr. Gillespie said that he has come to the conclusion that it is a nonconforming use. This was determined from assessor's records and previous projects which refer to the use historically as elderly housing and housing for retired nuns and priests. Commissioner Wagner asked if they were rooms with a common eating area similar to dormitories. Mr. Tartaglia said that they were more like apartments with kitchenettes although there also was also a common eating area. Mr. Gillespie confirmed that they were individual apartments. Commissioner Forsdick said that it seemed they were better off with the special permit because they would have more discretion when the developer came in with the proposal for the rear of the property, than if they were to look it as a rezone. Chairman Hammer agreed saying that the only difference would be in the review of the rear of the property. The proposal for the building in the front would have the same level of review if they went with special permit for nonconforming use or zone change. Mr. Gillespie said that the neighbors would not have the benefit of a public hearing on the development of the rear of the property if the commission went with only site plan review on the rear. Chairman Hammer asked if it was possible to only rezone the front of the property now. Commissioner Petrelli asked if it would affect the title. Mr. Gillespie said that a special permit on the property would pass in perpetuity.

Commissioner Forsdick asked if the Design Review Committee had commented on the proposal. Mr. Tartaglia said that they were meeting tomorrow night to discuss the plan, however he needs to know how to proceed. He is not averse to coming back before the commission in 90 days with his application, but he doesn't yet know his customer base in order to have a definite plan.

Commissioner Jurasin said that part of the reason for the Design Review Committee meet to discuss the plan is to get their recommendation. Also, he wondered if the applicant was asking for an approval at this time. Mr. Gillespie said that his understanding was that the applicant wanted guidance on how to proceed, not get an approval. Commissioner Jurasin said that he would like the opportunity to review the big building in greater detail, including the addition of more landscaping and perhaps removing the parking in front of the existing building. Chairman Hammer said that he would like to maintain maximum control, however the applicant has to decide which way he wants to proceed. It seems to him that the two choices are either a special permit on the theory that the nonconforming use would be made better or a change in zone on part of the lot. Commissioner Jurasin said that he would like to see it as a public hearing. Chairman Hammer said that either way it doesn't fit neatly into the regulations. Mr. Tartaglia said that the building official doesn't want to review plans without the PZC's blessing. Commissioner Jurasin questioned this statement saying that he is uncomfortable making a decision without an application. Mr. Gillespie said that he is aware that the building department is hesitant to spend time reviewing an application that they think will go nowhere.

Chairman Hammer said that he thinks option one is a better way to handle the application because the PZC will reserve maximum control, the applicant would get a special permit if the nonconforming use as extended and expanded is approved with a special permit finding. Commissioner Forsdick agreed with the chairman and hesitated to try to split up the property and rezone it or rezone the whole lot. However, she doesn't want to see no application before them because they might have a good proposal. Commissioner Jurasin reminded the applicant that the commissioners were only discussing their preference and that they cannot tell him what to do with his application.

Commissioner Harley said that as a member of the Design Review Committee also, he is comfortable that they will not comment on the process, they would only look at the plans, so since there are no definite plans, they will not issue a recommendation. Commissioner Jurasin stated that he is not comfortable with the applicant telling either the building department or the Design Review Committee that the PZC said that the application should be done this way or that way. Chairman Hammer reminded everyone that there should be no action on the front or rear of the property until the applicant goes through some hearing process.

Mr. Tartaglia then turned the presentation over to Ken Herbert, the engineer from Compass Engineering of Rocky Hill. He said that the project was always going to be built in phases doing the renovations to the building in the front first and then the back phase. He went on to say that they are only interested in the application for the front right now, whether it is a zone change or not. He is not clear whether it is a zone change that he should request or a special permit, therefore they wanted to come in to explain their design and get an opinion on how to move forward. Mr. Herbert then introduced Doug Ellis from Buck & Buck who explained the design concept.

Chairman Hammer said that the typical process is that the Design Review Commission reviews the application first and then they give comments to the PZC who makes the decision. He reminded the applicant that tonight is not the night for the decision. Commissioner Jurasin confirmed that if they are looking for an approval they are not going to get it tonight. If they are looking for guidance, then the preference of the commission seems to be to submit the application and articulate that you are looking for a special permit for a nonconforming use. Mr. Herbert thanked the commission for clarifying their preference which is what they were looking for due to the uniqueness of the application. Chairman Hammer thanked the applicant for the presentation and said that they will see them again when they come in with final plans.

MINUTES

[Minutes of the June 21, 2005 Meeting](#)

Commissioner Forsdick made a motion to file the minutes as presented. She noted that there was never going to be enough members to approve the minutes. Commissioner Edwards seconded the motion. The commission approved the motion.

(Aye: Forsdick, Wagner, Edwards) (Abst: Hammer, Knecht, Jurasin, Hallisey, Petrelli, McHugh, Harley)

STAFF REPORTS

REGULATION OF ATHLETIC FIELD LIGHTING

Mr. Gillespie said that each commissioner received a memo from the staff. The bulk of the memo is an appendix which includes details on lighting and regulations from other towns. At the direction of the commission at their early June meeting, the issue of the lights in town came up and he was asked to research examples of other communities. He talked with other municipalities and summarized his findings in the memo. The issue of lighting is dealt with in many different ways. He asked the commissioners for some additional guidance and comments on how to proceed. The examples that he found ran the gamut from exempting the town from zoning regulations to regulating to a great level of detail. He said that the memo is an attempt to present his findings so that the commission can deal with the issue in a reasonable way. Mr. Gillespie added that Denise was very helpful and did a lot of the research.

Chairman Hammer said that his two issues are whether or not the commission initiates the review to the regulations and what are the changes no matter who is initiating them. Mr. Gillespie said that the assumption he made was that the PZC would be the applicant. Commissioner Forsdick asked if anyone had approached the town about making an application and whether or not these findings were discussed with the light supporters in town. Mr. Gillespie said that he has not heard that anyone is waiting to make an application. Commissioner Forsdick asked if the town would then make the application. Mr. Gillespie said that other entities can apply. Commissioner Forsdick suggested that the Board of Education or Parks and Recreation Department might have an interest in applying. Mr. Gillespie said that then the

PZC would be responding to a proposal. Commissioner Forsdick asked if anyone from the town has given any ideas on how to proceed. Mr. Gillespie said that they were waiting for this to be made available to the council and he also made it available to the supporters of the lighting proposal. Chairman Hammer said that he doesn't see the PZC in a position to make the application. He thinks that it may be more appropriate to have an interested party make an application and then maintain full control of the process. That would make him more comfortable.

Commissioner Hallisey said that he would be interested in a special zoning district like Stamford and New London. Mr. Gillespie said that it is not specific to lighting, for instance New London has an Industrial Zone that allows the lighting and more and it is a Park District in Stamford. Commissioner Hallisey said that he sees parks and schools as the issue.

Commissioner Wagner said that since the town council initiated two referendums on the issue and we have the results, she didn't understand why the PZC wouldn't proceed with this. Mr. Gillespie reminded her that the town council only went through with their process after a petition with signatures asked for the referendum. Commissioner Wagner agreed and went on to say that one of the referendums said that there should be no lights anywhere and the other said that the lights should be exempt from zoning and both failed. This tells the commission that the people want the lights and they want them to go through the zoning process. However, the PZC can't approve anything without a change to the regulations. Mr. Gillespie said that it could also happen through variance, however a variance is unlikely to hold up in court and is not a good option.

Commissioner Wagner said that the town has spoken and has asked the commission to look at this. She is in favor of the PZC looking at a change to the ordinance and would like to see it put on the agenda for public hearing. Commissioner Hallisey agreed.

Commissioner Wagner asked to start a sub-committee with members of the PZC volunteering to be a part of drafting the new regulations. Commissioner Hallisey said that they have changed their zoning regulations in the past, even recently and can do it in this situation with a public hearing. Commissioner Forsdick agreed.

Commissioner Jurasin said that there should be a dynamic range of heights acceptable to Mr. Gillespie so that they have some alternatives to discuss. Mr. Gillespie replied that under a special permit process, which is what he would recommend, specific heights would not be outlined in the regulations, and rather it would be based on appropriate and good design. Perhaps an outside limit of 110 feet might make sense, but a maximum height might not need to be established. Mr. Gillespie added that whether he has a small group working on this or he drafts something it still has to go through the public hearing process and wouldn't be heard until October. Commissioner Hallisey asked if Mr. Gillespie could propose a skeleton of a new regulation for discussion by the commission. Mr. Gillespie said that he could do that.

Commissioner McHugh said that there may be resource people in town that could be helpful to Mr. Gillespie. Mr. Gillespie said that he knew she was talking about and would discuss it with them.

§8-24 Nextel to Keleher Court

Commissioner McHugh made a motion to add this matter to the agenda. Commissioner Forsdick seconded the motion. All members present voted in favor of the motion. Chairman Hammer reminded the commission that a 2/3 vote is required on this matter and they have thirty days to respond to the request.

Chairman Hammer asked if the lease had come before the commission. Mr. Gillespie said discussed some of the conditions from prior approvals including:

- The private vendor and the town shall submit the application.
- The antennas mounting shall utilize low profile platform mounting hardware.
- Vendors shall utilize the same equipment shelter or similar style compatible with the brick façade.
- The lease area shall fit within the previously approved fenced shelter area without infringement or loss of parking spaces for the fire house.

Commissioner McHugh asked if there is a stipulation that there be no loss of parking spaces but there will be loss of parking spaces, how can the commission let this pass. She also wanted to know if there were comments from the fire department. She made a motion to get more information on this matter so that the commissioners could discuss the matter intelligently. Commissioner Forsdick seconded the motion. All members present voted in favor of the motion. 9-0 (Aye: Hammer, Forsdick, Knecht, McHugh, Harley, Jurasin, Wagner, Petrelli, Hallisey)

PUBLIC COMMENTS ON GENERAL MATTERS OF PLANNING AND ZONING.

Paul Flannery, Ridge Road, spoke about the additional carriers on Kelleher Court. He said that the last company to locate there was Cingular, and he was aware of the stipulation not to go outside of the fence and into the parking lot. He said that now they are under the number of cars that can park there and the fire chief has told him that if all of the firemen needed to convene there is not enough room for them to park. He discussed a drawing and map of the site and that the parking is why other commissioners have said no more carriers. He asked the commission to keep this in mind during their review.

Dick Fippinger, 28 Wells Farm Road, said that he thought that the planning and zoning regulations were meant to protect people. Presently the enforcement of the zoning regulations is completely disconnected from the general public and unless a neighbor calls a building official, their comments go nowhere. It takes a series of complaints for something to happen and it stands in favor of the person violating the law. He added that the town is getting a reputation that commercial vehicles can be parked in the driveway. Enforcement staff is on duty between 8 a.m. and 4 p.m., and these trucks park from 5 or 6 p.m. overnight. It takes a citizen complaint to have the overtime available to observe the vehicle. There is no proactive enforcement.

He admitted that he brought the complaint against his neighbor at 25 Farmingdale and that there are four more neighbors on his list. He also has pictures of their vehicles. He again said that enforcement is not being pursued. He spoke about a blighted house on Wells Road with trees growing through the roof. He turned off the water in 1989 as a member of the Fire Department, yet he doesn't understand why the building inspector doesn't apply the blight ordinance to that building. He said that many people now have buses or campers in their front yard and there were nine cars in front of the group home on Eastern Drive. He said that there is a lack of town council support of the zoning regulations because there is no enabling the town staff to do their job to enforce the regulations.

Commissioner Petrelli told Mr. Fippinger that the group home is actually part of the agency of the Department of Mental Retardation and is for mentally handicapped adults, not youngsters. There are four or five permanent resident staff members and with DMR inspections it is possible that nine cars could have been there for an inspection.

CORRESPONDENCE

- NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS
- CCM'S CONVENTION & EXPOSITION 2005
- CONSERVATION AND DEVELOPMENT POLICIES FOR CONNECTICUT 2004-2009
- JUNE ECONOMIC DEVELOPMENT REPORT

OTHER BUSINESS

Commissioner Jurasin said that he liked the new format of the agenda and asked if Mr. Gillespie's phone and email could be added for easy reference.

Commissioner Wagner said that she appreciated the Economic Update that was sent out and requested that it be sent every time.

ADJOURNMENT

Commissioner Wagner made a motion to adjourn the meeting.

Commissioner Forsdick seconded the motion. All members present voted in favor of the motion and the meeting adjourned at 11:30 p.m.

Philip Knecht, Clerk